



## Porter Special Utility District

22162 Water Well Road  
Porter, Texas 77365  
Office: (281) 354-5922  
Fax: (281) 354-5050

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# NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

Notice is hereby given that the Board of Directors (the "Board") of PORTER SPECIAL UTILITY DISTRICT (the "District") will hold a regular meeting, open to the public, on **Monday, April 25, 2022, at 7:00pm**, in the Board Room of the District at 22162 Water Well Road, Porter, Texas 77365, to consider and take action on the following matters.

### Board of Directors

Doug Pillow, President  
Jodi Ruonavar, Vice President  
Danny Bridges, Treasurer  
Caroline Denham, Secretary  
Johnny Barr, Assistant Secretary-Treasurer  
Jason Ashy, Director  
Donald Bell, Director

### Term Expires

May 2024  
May 2023  
May 2024  
May 2023  
May 2024  
May 2023  
May 2023

### 1. Call Meeting to Order

- a. Roll Call of the Board of Directors / Declaration of a Quorum
- b. Director Qualifications and Disclosures
- c. Invocation
- d. Pledges of Allegiance

### 2. Public Comment

The Board and District Staff truly value the public's input. Please respect the following when making formal comments to the Board of Directors:

- Please sign in when you arrive prior to making public comment, or at the time of making your comments.
- Please keep comments restricted to the topics listed on the agenda and limit time to a maximum of three (3) minutes.
- Please keep comments respectful of others and organized for understanding.

### 3. Review and Approve Minutes

- a. Minutes from the Regular Board Meeting on March 28, 2022

**4. Old Business**

- a. Review, discuss, and take any necessary action regarding New Caney ISD putting school logos on the District's elevated storage tanks
- b. Discuss and take any necessary action regarding bookkeeping services
- c. Discuss and take any necessary action commemorating Felipe Marentes with a plaque on Well #9 EST (elevated storage tank)

**5. New Business**

- a. Discuss and take any necessary action approving a Director Fee of Office for Director Bell for new director training with District staff and consultants that was held on April 5, 2022 (Director Bell)
- b. Review, discuss, and take any necessary action regarding the Engagement Letter with Belt Harris Pechacek for the FYE 2022 Annual Financial Audit
- c. Review, discuss, and take any necessary action approving revisions to the District's Schedule of Rates, Fees, and Charges, effective April 25, 2022
- d. Discuss and take any necessary action regarding Senator Brandon Creighton update and direction (Director Ruonavar)

**6. Financial Report by Municipal Accounts**

- a. Review, discuss, and take any necessary action regarding the Financial Statements for the period ending March 31, 2022

**7. Engineering Report by Ardurra Group**

- a. Surface Water Treatment Plant Pilot Study update

**8. Engineering Report by Bleyl Engineering**

- a. Update on Development Projects
  - i. Review, discuss, and take any necessary action regarding Porter Estates MHP, including approving the feasibility study
  - ii. Review, discuss, and take any necessary action regarding Authentix Apartments, including approving the feasibility study
  - iii. Review, discuss, and take any necessary action regarding Caldwell Multi-Use Site (NEC FM-1314 & US-99), including approving the feasibility study
  - iv. Review, discuss, and take any necessary action regarding The 100-Acre Woods, including approving the feasibility study
  - v. Review, discuss, and take any necessary action regarding Kelly Estates, including approving the revised feasibility study
  - vi. Review, discuss, and take any necessary action regarding Porter Business Park (NWC FM-1314 & Fatheree Drive), including approving Bleyl Engineering to proceed with the feasibility study
- b. Update on General Fund Projects
  - i. Review, discuss, and take any necessary action regarding Sorters Road Waterline Relocation project, including approving payment of Pay Application #2 in the amount of \$188,936.00
  - ii. Review, discuss, and take any necessary action regarding Copeland/Ferne Water System Improvements

- iii. Review, discuss, and take any necessary action regarding Ford Road Waterline Relocation project
- c. Update on Impact Fee Capital Improvement Projects
  - i. Review, discuss, and take any necessary action regarding Valley Ranch Parkway Waterline Extension project

**9. General Counsel's Report**

- a. Review, discuss, and take any necessary action regarding the Water Supply Agreement with the City of Conroe
- b. Update on interlocal agreements with Porter MUD and Montgomery County MUD #110 (Maple Heights) regarding termination of water service to delinquent customers
- c. Resolutions declaring surplus property for
  - i. Water Well No. 6 generator
  - ii. Welding trailer with welder
- d. Updated engagement letter with RBAP

**10. General Manager's Report**

- a. Discuss and take any necessary action regarding District property, facilities, vehicles, equipment, projects, compliance, reporting, and personnel matters
- b. Presentation of new District website

**11. Director Comments**

**12. Next Regular Board Meeting – May 23, 2022 at 7:00pm**

**13. Adjournment**

At any time during the meeting and in compliance with the Texas Open Meetings Act (Texas Government Code Chapter 551), the Porter Special Utility Board of Directors may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (551.071); deliberation regarding real property (551.072); deliberation regarding prospective gifts (551.073); personnel matters (551.074); and deliberation regarding security devices (551.076). No action may be taken during executive session, therefore, following executive session, the Board of Directors will reconvene to an open meeting and take action, as necessary.

It is hereby affirmed that this NOTICE OF MEETING was duly posted, no later than 4:30pm on April 22, 2022 on the bulletin board at the office of the Porter Special Utility District and on the Porter Special Utility District's website in accordance with the Texas Open Meetings Act.

  
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Jonathon Smith  
General Manager